



Heartland Region 6 Kansas City, Missouri Richard Bolling Federal Building PROSPECTUS and ARRA Renovation

Executive summary regarding glass breakage at tempered glass entries Monday, MAY 13, 2013

BACKGROUND

Tempered glass entry doors are used extensively throughout all four phases of the renovation, are an integral part of the transparency promoted with the "street in the sky" way-finding design concept founded on "design excellence," and extend from lobbies into agency space with tenant improvements. There are presently more than 172 doors about RBFB. JEDunn relies upon glazing contractors such as Carter Glass, A2MG and others to correctly install and adjust doors for proper operation. Once doors are identified as substantially complete, JEDunn performs warrantee repair, and KCNFO maintains. GSA's pricing policy categorizes doors at agency space as TENANT IMPROVEMENT.

FOUR KNOWN REPORTED INSTANCES OF DOOR BREAKAGE AT TENANT SPACES

- 2006 or 2007, Floor 15, Goodwill employee, no injury.
- 9/ 2011, Floor 15, SSA employee, no injury.
- 10/2012, Floor 5, USACE employee, metal edge on cart, no injury.
- 4/2013, Floor 14, SSA employee with injury requiring hospitalization and surgery.

P4 INVESTIGATION OF SSA BREAKAGE

Includes:

- JEDunn 4/24 field inventory of 172 door includes about 120 concerns:
 - Loose pulls -- quantity 86
 - Rail Cladding Loose / End caps missing -- quantity 7
 - Door bottom pivot loose -- quantity 13
 - Closer Pops -- quantity 21
 - Closer leaking -- quantity 3
 - Chips -- quantity 2
- JEDunn weeks of 4/29 and 5/6 further field inventory and tightening of objectionable loose hardware
- JEDunn and Helix 5/2/2013 factory testing of glass
- JEDunn 5/9 further field inventory, investigation of closer pop and miscellaneous repair as possible.

Does not include:

- DHS FPS accident report
- Input from USACE engineering experts
- GSA pending field testing of temporary to explore potential damage from torque

PENDING REPORTS

- Ongoing formal and informal communications
- Snippets between Helix, JEDunn, Insulite and others...
 - "...set screws for the patch fitting were loose... believed to be from improper re-installation of the doors when they are removed for lockset / cylinder changes or for some other type of maintenance..."
 - "... the Blumcraft handle has been removed at some time and it looks like a piece of cardboard was used as a gasket when reinstalled..."
 - "...doors... have been removed at one time or another by somebody and not necessarily reinstalled in the correct fashion and or with the right tools..."
 - "...the screws were simply not tightened enough and others... were over-tightened to a point that all the heads had been stripped. The locations where the fitting was loose have now become damaged to a point where the fitting needs to be replaced. Depending on the fitting type (varies by construction phase), some can simply be replaced, and others will require replacement of the glass door..."

- "...as far as the loose patch fitting I don't see any way this issue could cause the glass breakage. Right now they are more of a nuisance issue than anything else. As the patches continue to "pop" they are just going to keep wearing until they get to the place the patch fails and the door come loose and falls out..."
- "...we are stumped..."
- "... could it be gremlin, saboteur, disgruntled employee,
- Helix formalizing investigation with draft version of report due today and formal submittal Wednesday
- Await estimate of budget cost

NEXT STEPS

- Repair and / or replace existing to minimize the potential for additional injury
- Convey importance that any work at doors must be by competent mechanics - equate to electrical work.
- Train maintenance staffs to correctly assess, maintain and repair, or appropriately defer to qualified mechanics
- Train agencies to prohibit tampering by various others
- Train agencies to instill in employees respect for federal property.
- Demonstrate suppositions with destructive testing of door with closer pop
- Add stops so that door cannot be pulled beyond the recommended opening angle
- Add metal edge reinforcing at pull and pivot edges to absorb damage

MITIGATING INTERIM RISKS

- Insulite investigation, repair and replacement

MITIGATING LONG TERM RISKS / WHO BEST DETERMINES PATH FORWARD

- JEDunn and Helix are involved, but involved and at risk
- CMA as third party
- CMA and USACE's engineering experts
- OPTIONS / FUNDING to assume potential repair of 120-doors at \$2,500 per door totals \$300,000

OTHER RISKS

- Innocent / malicious / legal / criminal issues
- Mentality / habits / behaviors of federal employees
- Reported experts

TIMELINE

- PDL for JEDunn / Insulite investigation, repair and replacement in place today or tomorrow (KCNFO estimate of \$7,500 to replace USACE door)

ATTACHMENTS

- 5/10 AC 4:14pm email
- Insulite photo of damage at allen-head screw
- 5/10 AC 1:18pm email
- 5/09 DRD email forwarding USACE 5/6 letter to JK, RA
- 4/24 KAS email forwarding JEDunn email and Insulite spreadsheet
- Insulite spreadsheet with DRD annotations.